



# Excelsior Gardens

Duston, Northampton

oriordanbond  
SALES & LETTINGS



## Excelsior Gardens

Duston  
NN5 6YN

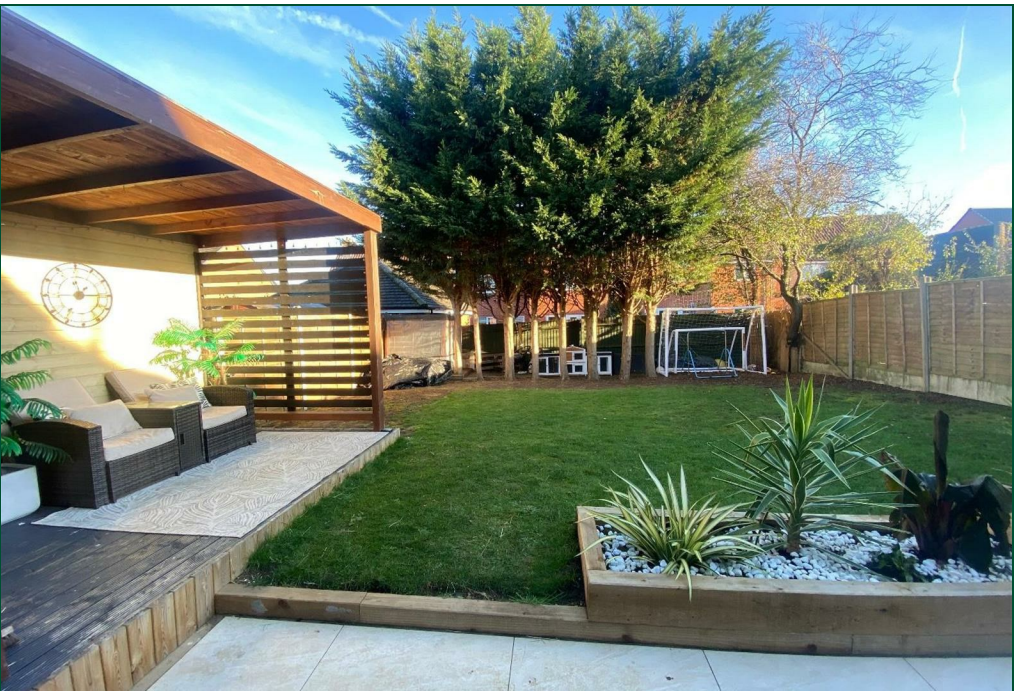
Price  
£400,000

**A well presented four bedroom detached house, situated in a quiet cul-de-sac, within the desirable St. Giles Park area in Duston. The property is also situated within close proximity to local schools and amenities.**

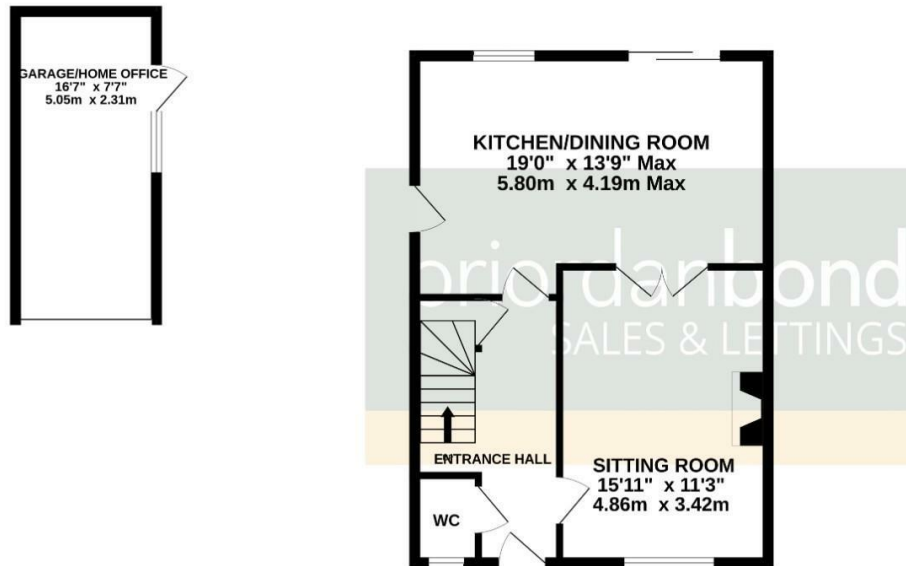
The accommodation comprises entrance hall, cloakroom/WC, sitting room and an open plan kitchen/dining room. To the first floor is the master bedroom with en-suite and built-in wardrobes, three further bedrooms with two being double rooms, and a family bathroom. Outside are landscaped front and rear gardens with the rear being enclosed with lawn and porcelain tiled patio areas and a covered outside comfy area. To the front is extra parking as well as a porcelain tiled pathway to the front door and driveway to side providing off road parking leading to a single garage which has been converted into office space. Further benefits include uPVC double glazing and gas radiator heating. (A/1108/M)

- Four bedroom detached family home
- En-suite to master bedroom
- Open plan kitchen/dining room
- Gas radiator heating
- Landscaped rear garden
- Off road parking and converted garage

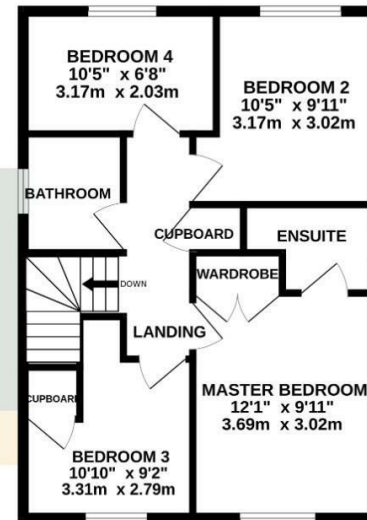




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1108sq.ft. (102.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Additional information

- Council Tax Band: D
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O'Riordan Bond Duston North Sales**

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